

**NOTICE OF INTENTION (STANDARD)**

RE 628 Part III (Rev. 10/99)

- Submit this package and one photocopy of page 1 hereof.
- Attach filing fee to photocopy of page 1 hereof.

**QUESTIONNAIRE****1. GENERAL INFORMATION (1.A–1.O)****A. THIS APPLICATION IS FOR A: [Check box(es)]**

- ☐ FINAL PUBLIC REPORT
- ☐ PRELIMINARY PUBLIC REPORT
- ☐ OVERALL PRELIMINARY PUBLIC REPORT (*MULTI-PHASE MAP PROJECTS ONLY*)
- ☐ CONDITIONAL PUBLIC REPORT

**B. TYPE OF SUBDIVISION [Check box(es)]**

- ☐ STANDARD
- ☐ STANDARD UNDIVIDED INTEREST
- ☐ STANDARD MOBILE HOME

**C. SUBDIVISION IDENTIFICATION AND LOCATION**

NAME OF SUBDIVISION

TRACT NUMBER

NAME TO BE USED IN ADVERTISING

SUBDIVISION LOCATION (address/main access roads/cross streets)

CITY

COUNTY

NEAREST CITY

MILES/DIRECTION FROM CITY

**D. NOT APPLICABLE TO RE 628.****E. WILL YOU ALSO FILE WITH HUD? (Refer to Question 1.0)**

- ☐ NO   ☐ YES

**F. NOT APPLICABLE TO RE 628.****G. SIZE OF THIS FILING**

NUMBER OF ACRES IN THIS FILING

NUMBER OF LOTS

Check appropriate box(es)

- Lots/Units to be:   ☐ Sold   ☐ Leased
- ☐ All residential lots to be sold vacant
- ☐ All residential lots to be sold with completed residential structures.
- Indicate type of structure:
- ☐ Conventional   ☐ Manufactured   ☐ Factory-built
- ☐ Residential lots to be sold both vacant and improved with residential structures.
- ☐ Vacant lots to be sold under agreement obligating buyer to enter into construction contract with seller or seller controlled entity.
- ☐ All lots to be sold as raw land.
- ☐ All lots to be sold with age restrictions.

**FOR OFFICE USE ONLY**

DATE RECEIVED

FILE NUMBER

AMOUNT REQUIRED

\$

AMOUNT RECEIVED

\$

REFUND AMOUNT

\$

AMOUNT TRANSFERRED

FROM FILE #

FOR INTERESTS

\$

**H. WAS A PRELIMINARY (OR OVERALL PRELIMINARY) PUBLIC REPORT ISSUED FOR THIS FILING?**

- ☐ NO If NO, submit basic filing fee, lot fee, 15 address labels for SRP and another 15 for subdivider.
- ☐ YES If **PRELIMINARY** issued, enter assigned file number below. If **OVERALL PRELIMINARY** issued (covering all lots in the subdivision), enter assigned file number below and submit basic filing fee (except first phase) and 15 address labels for each party. *Note:* Any difference between originally paid lot fees and the current fees, plus a basic filing fee, must be paid for each filing in a phased project (see RE 605).

\_\_\_\_\_ [Assigned File Number]

**WHEN PUBLIC REPORT IS READY:**

- ☐ MAIL TO SRP
- ☐ CALL SRP FOR PICK-UP

**I. SUBDIVIDER INFORMATION**

NAME \_\_\_\_\_

ATTENTION \_\_\_\_\_

ADDRESS \_\_\_\_\_

CITY \_\_\_\_\_

STATE \_\_\_\_\_

ZIP CODE \_\_\_\_\_

TELEPHONE NUMBER (INCLUDE A/C) \_\_\_\_\_

FAX NUMBER \_\_\_\_\_

**J. SINGLE RESPONSIBLE PARTY (SRP)**

NAME \_\_\_\_\_

ATTENTION \_\_\_\_\_

ADDRESS \_\_\_\_\_

CITY \_\_\_\_\_

STATE \_\_\_\_\_

ZIP CODE \_\_\_\_\_

TELEPHONE NUMBER (INCLUDE A/C) \_\_\_\_\_

FAX NUMBER \_\_\_\_\_

**K. NOT APPLICABLE TO RE 628.****L. NOT APPLICABLE TO RE 628.****M. OVERALL PROJECT PLAN** *(See Part I, Figure A, for explanation of multiple-maps and phases.)*

- 1) This application is for: *(check one box)*  
*(Enter 1st, 2nd, 3rd, etc. and 1, 2, 3, etc. in the spaces below as appropriate.)*
- a) ☐ Single phase project. *(One public report covering the entire project).*
- b) Not applicable to RE 628.
- c) ☐ The \_\_\_\_\_ phase of a \_\_\_\_\_ phase project with no additional tract maps.
- d) ☐ This is a multiple-map filing, and this application covers the \_\_\_\_\_ map of \_\_\_\_\_ total single-phase maps.
- e) ☐ This is a multiple-phase, multi-map filing, and this application covers the \_\_\_\_\_ phase of the \_\_\_\_\_ map.
- 2) If “c”, “d” or “e” is checked above, answer the following questions.
- What is the total number of acres in the overall project? ..... \_\_\_\_\_
- What is the total number of lots in the overall project? ..... \_\_\_\_\_
- What is the approximate completion date for the overall project? ..... \_\_\_\_\_
- How many lots in the overall project to date, including this filing? ..... \_\_\_\_\_

List residential and common area lot numbers/letters for each phase in this overall project plan.

<i>DRE File Number</i>	<i>Tract Number</i>	<i>Phase</i>	<i>Residential Lot Numbers</i>

N. Not Applicable to RE 628.

O. Will you also file with the HUD Office of Consumer & Regulatory Affairs, Interstate Land Sales RESPA Division (HUD-OCRA)? ..... ☐ Yes ☐ No

If YES, see instructions in SPRAG and submit contract (deposit receipt/purchase agreement) with HUD-OCRA required provisions *underlined in red*.

*Note:* If YES and you are considering obtaining a conditional public report, you should be aware that HUD has advised the Department of Real Estate that sales of a HUD project under the authority of a conditional public report would be unlawful. Also, if a conditional public report is issued, it would be without the HUD certification.

## \*2. SUBDIVIDER STATUS

A. Is subdivider a California resident? ..... ☐ Yes ☐ No

If a nonresident of the State of California, *submit* an irrevocable consent (original and one copy of appropriate RE 608) that if any action is commenced against the subdivider in the State of California and personal service of process upon the entity or individual cannot be made in this State, a valid service may be made by delivering the Consent To Service of Process (RE 608's) to the California Secretary of State.

B. Is the subdivider a corporation or limited liability company organized under the laws of a state other than California? ..... ☐ Yes ☐ No

If YES, *submit* a Certificate of Status for the foreign entity to transact business in California, issued by the California Secretary of State.

## 3. LOCATION OF SUBDIVISION SALES RECORDS

NAME OF CUSTODIAN		TELEPHONE NUMBER
STREET ADDRESS		
CITY	COUNTY	ZIP CODE

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#### 4. CONDITIONAL / PRELIMINARY PUBLIC REPORT

A. Are you requesting a conditional public report? (B&P Code §11018.12 and Reg. 2790.2) ☐ Yes ☐ No

If YES, §11018.12(f) of the Business and Professions Code requires a subdivider, principal, or his or her agent shall provide a prospective purchaser with a copy of the conditional report and a written statement which includes all of the following:

*Note:* If you are considering obtaining a conditional public report and the response to question 1M above is YES, you should be aware that HUD has advised the Department of Real Estate that sales of a HUD project under the authority of a conditional public report would be unlawful. Also, if a conditional public report is issued, it would be without the HUD certification.

- 1) Specification of the information required for issuance of a public report.
- 2) Specification of the information required in the public report which is not available in the conditional public report, along with a statement of the reasons why that information is not available at the time of issuance of the conditional public report.
- 3) A statement that no person acting as a principal or agent shall sell or lease or offer for sale or lease lots or parcels in a subdivision for which a conditional public report has been issued except as provided in this article.
- 4) Specification of the requirements of Section 11018.12, subdivision (e).

B. If you are requesting a conditional public report, provide the name and address of the neutral escrow depository where all purchase money will be impounded, pursuant to Section 11013.2(a) or 11013.4(a) of the Business and Professions Code, until such time as the final public report is furnished to the purchaser.

NAME		CODE SECTION (CHECK ONE) <input type="checkbox"/> 11013.2(a) <input type="checkbox"/> 11013.4(a)
ADDRESS (POST OFFICE BOXES ARE NOT ACCEPTABLE)		
CITY	STATE	ZIP CODE

C. RE 612 and 612A [*Master File Item*]

Are you requesting a preliminary public report? ..... ☐ Yes ☐ No

If YES, submit:

- The Reservation Deposit Handling Agreement (RE 612A) completed in sample form and executed with original, not photocopied, signatures of escrow holder and subdivider;
- The Reservation Instrument (RE 612) completed in sample form; and
- The original and three pink copies of the typed preliminary public report (see Part I, Section VII for specific instructions).

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## 5. ADVERTISING AND PROMOTION

A. Indicate which of the following inducements or representations will be made in the advertising and marketing of subdivision interests.

*Note:* If the answer to any of the following questions is YES, enter YES on item 5A(1-8) on Part II.

*Note:* For each YES answer, submit details, copies of all documents proposed to be used, proposed financial arrangements, e.g., bond, letter of credit or escrowing of developer's funds, to carry out these programs, where applicable. Include RE 609, Escrow Instructions (Promotional Gifts), if item 5A(3) is answered YES. See SPRAG for further details.

- 1) Investment merit or appreciation potential of lots or parcels? ..... ☐ Yes ☐ No
- 2) Construction or equipment guarantees, including guarantees to repair latent construction defects which extend beyond one year? ..... ☐ Yes ☐ No
- 3) Gift, free trip, rebate or other similar promotional marketing devices? ..... ☐ Yes ☐ No
- 4) Membership in club or association other than homeowners' association or the use or availability for use, of commercial or recreational facilities (whether within or outside the boundaries of the subdivision) which will not be owned or controlled by the homeowners' association? ..... ☐ Yes ☐ No
- 5) Program or arrangements for resale by purchasers of subdivision interests, money back guarantee or repurchase agreement? ..... ☐ Yes ☐ No
- 6) Program or plan for leasing or renting of subdivision interests on behalf of non-occupying owners? ..... ☐ Yes ☐ No
- 7) Other inducements or representations that will be a part of the sales program including any program, plan or arrangements whereby a purchaser may further divide the lot, parcel or unit being offered for sale? ..... ☐ Yes ☐ No
- 8) Not applicable to RE 628.

## \*6. TITLE/MINERAL RIGHTS

A. *Submit* a preliminary report signed by an authorized employee of the title company, or a title policy, that shows true condition of title for this subdivision.

B. Is applicant presently in title? ..... ☐ Yes ☐ No

If NO, *submit* evidence of future vesting including a date certain by which title must be conveyed.

1) If NO, will applicant be in title when final public report is issued? ..... ☐ Yes ☐ No ☐ NA

C. Are there or will there be reservations of water, mineral, oil or gas rights? ..... ☐ Yes ☐ No

If YES, the sample grant deed (item 25) must reflect reservations.

D. Have all rights to surface entry been waived? ..... ☐ Yes ☐ No ☐ NA

If NO, *submit* arrangements for protection against surface entry.

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- E. Are there now any mineral rights reserved by the U.S. Government? ..... ☐ Yes ☐ No  
(See SPRAG relative to this question before answering.)
- 1) If YES, are rights of surface entry also reserved? ..... ☐ Yes ☐ No ☐ NA
- a) If YES, will you purchase these rights from the U.S. Government and convey them to each purchaser of a subdivision interest? ..... ☐ Yes ☐ No ☐ NA
- b) If NO, and if this is a subdivision *improved with residential structures*, will a title insurance policy be issued to each purchaser that includes an endorsement to insure against losses caused by surface entry? (100.29 endorsement) ..... ☐ Yes ☐ No ☐ NA

**\*7. LEASES AFFECTING TITLE**

- A. Are there now any leases which affect title or are there any leases proposed? ..... ☐ Yes ☐ No
- If YES, *submit* a copy of all leases affecting title.

**8. COASTAL ZONE PERMIT OR EXEMPTION**

- A. Is project located within the Coastal Zone? ..... ☐ Yes ☐ No
- If YES, *submit* copy of permit or exemption.

**9. USES, ZONING, HAZARDS, AIRPORTS, NUCLEAR POWER PLANTS**

- A. For what use or uses will the property be offered?

- |  |   |
|--|---|
| <input type="checkbox"/> Single-Family Residential | <input type="checkbox"/> Residential-Income |
| <input type="checkbox"/> Recreational              | <input type="checkbox"/> Agricultural       |
| <input type="checkbox"/> Age Restrictions          |   |
| <input type="checkbox"/> Other (describe) _____    |   |

- B. *Indicate the zoning of the land surrounding this project. (Use descriptive language, NOT CODES. If multi-family, specify type.)*

North _____	South _____
East _____	West _____

- C. Is the subdivision within two (2) statute miles of any existing airport, or any proposed airport, shown on the general plan of the city or county? ..... ☐ Yes ☐ No

If YES, *state* name, location and distance to airport(s).

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- D. Are there any significant surrounding property uses that need to be disclosed in the public report? ..... ☐ Yes ☐ No

If YES, *describe* and give location, direction and distance.

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- E. Are there or will there be any hazards or unusual conditions in or near this subdivision such as: railroads, rock quarries, oil sumps, high tension wires, open canals, toxic and/or solid waste dumps, freeways, neighboring agricultural production, timber land production, etc.? ..... ☐ Yes ☐ No

If YES, *describe* and give location, direction and distance.

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- F. Has property in or near this subdivision been previously used as a toxic and/or solid waste dump site, oil sump, or for military training purposes? ..... ☐ Yes ☐ No

If YES, *describe* and give location, direction and distance.

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- G. Does this subdivision lie within a Nuclear Power Plant Basic Emergency Planning Zone? (*Counties of San Luis Obispo, San Diego, Orange, Sacramento, San Joaquin and Amador only.*) ..... ☐ Yes ☐ No

If YES, *state* the name of the nuclear power plant and the distance from this subdivision.

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- H. Are you aware of any of the following: Substances, materials, or products which may be an environmental hazard such as, but not limited to, asbestos, formaldehyde, radon gas, lead-based paint, fuel or chemical storage tanks, and contaminated soil or water on the subject property? ..... ☐ Yes ☐ No

If YES, *explain*.

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- I. Does the subject project include residential structures built prior to 1978 (do not include properties sold at a foreclosure sale or housing designated for the elderly)? ..... ☐ Yes ☐ No

If YES, pursuant to federal Real Estate Disclosure and Notification Rule (24 CFR Part 35 and 40 CFR Part 745), the seller is required to disclose to prospective buyers that this property may contain lead-based paint and/or lead-based paint hazards as well as provide certain written materials as mandated by current law. The seller is required to offer all prospective buyers an opportunity to conduct a risk assessment for lead-based paint and lead-based paint hazards prior to being obligated under a purchase contract. This risk assessment may be waived by written agreement between buyer and seller. For more information on seller's obligations, you should contact the local office of the Environmental Protection Agency.

- J. Submit a completed RE 619 (Natural Hazard Supplemental Questionnaire).

## 10. FIRE PROTECTION

- A. Will the subdivision be served by fire hydrants? ..... ☐ Yes ☐ No

If NO, *describe* what provisions, if any, are available for fire protection and *identify* the fire protection water source.

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- B. Is the subdivision within five miles of a fire station *and* served by a public fire protection agency (other than volunteer fire department, U.S. Forest Service or California Department of Forestry)? ..... ☐ Yes ☐ No

If YES, *name* the fire protection agency, *state* distance from fire station to project.

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IF NO, to A or B above, *describe* what fire protection service, if any, is available and *submit* the fire protection agency will-serve letter as outlined in SPRAG. If there is no fire protection service, so state.

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- C. Does this subdivision lie within the boundaries of land classified as State Responsibility Area (wildland area that may contain substantial forest fire risks and hazards) as determined by the California State Board of Forestry pursuant to Section 4125 of the Public Resources Code? ..... ☐ Yes ☐ No ☐ NA

*Note:* Maps of State Responsibility Areas should be on file with the County Planning Department or County Assessor's Office.

*Note:* Check NA, if this subdivision is located in any of the following counties: Kern, Los Angeles, Marin, Orange, San Francisco, Santa Barbara, Sutter or Ventura.



If YES, submit a will-serve letter from fire protection agency, if any, providing structural fire protection and a will-serve letter from the appropriate Ranger Unit of the California Department of Forestry as to wildland fire protection. If the California Department of Forestry is the sole provider of fire protection, the will-serve letter requested under item B above will suffice.

## 11. SEWAGE DISPOSAL

A. Will the project use public sewers? ..... ☐ Yes ☐ No

If YES, list the name of the sewer system and the service charge per lot. .... \$ \_\_\_\_\_

B. Will the project use private sewers? ..... ☐ Yes ☐ No

If YES, comply with 1, 2 and 3 below.

1) Furnish the name and address of the sewer entity.

NAME		
ADDRESS		
CITY	STATE	ZIP CODE

2) *Submit* evidence of financial arrangements for installation of the sewer system OR verification that it is already installed.

3) *Submit* evidence of clearance by the Public Utilities Commission, if applicable.

C. Will the purchaser be responsible for any of the following public/private sewer system costs (*excluding septic systems*):

1) Installation of system? ..... ☐ Yes ☐ No

If YES, *state* estimated cost per lot. .... \$ \_\_\_\_\_

2) Extension to lot? ..... ☐ Yes ☐ No

If YES, *state* estimated cost per lot. .... \$ \_\_\_\_\_

3) Hookup fees for vacant lots (including meter or other fees)? ..... ☐ Yes ☐ No

If YES, *state* estimated cost per lot. .... \$ \_\_\_\_\_

D. Will the project use septic systems or other individual sewage systems? ..... ☐ Yes ☐ No

If YES, *submit* a letter from the local health authority stating that a septic tank or other individual sewer system is the acceptable method of sewage disposal and will be permitted on each and every lot included in the application. If the letter from the local health authority does not specify each and every lot as suitable for the proposed sewage disposal system, the sample escrow instructions and the sample sales agreement must provide that no sale will be closed until the purchaser has received a written opinion, satisfactory to the purchaser, from the local health authority, a registered civil engineer or a geologist, that

the lot/parcel is suitable for installation of a septic system or other individual sewer system and a permit would be issued on the date of the opinion, if an application for a permit were made in compliance with local permit requirements on that date.

If *purchaser* is to pay for installation, *state* estimate of cost and date estimate was made.  
If none, so state. ....

\$ \_\_\_\_\_  
\_\_\_\_\_ (date)

## 12. SOILS, FILLED GROUND & GEOLOGICAL INFORMATION

- A. Give the name and street address of the local *public agency* where information concerning soil conditions and/or filled ground, and/or geologic conditions in this project will be available. If such reports were not prepared *specific* to this subdivision, fill-in “none.”

NAME OF <b>SOILS</b> PUBLIC AGENCY
ADDRESS
NAME OF <b>FILLED GROUND</b> PUBLIC AGENCY
ADDRESS
NAME OF <b>GEOLOGICAL REPORT</b> PUBLIC AGENCY
ADDRESS

- B. *Soils Report* — Check applicable box:

- ☐ Conversion project — soils report not required.  
☐ Soils report waived.  
☐ Not applicable, if a public agency is listed in item 12A above.

- C. If vacant lots will be offered, will there be any special costs incurred by the lot buyer as a result of the installation of a building foundation or any other construction due to unusual soil conditions? .....

☐ Yes ☐ No ☐ NA

*Note: Check NA, if no vacant lots will be offered.*

If YES, *explain* and *provide* an estimate of such costs:


- D. *Check* applicable box:

- ☐ There will be no fill in excess of two feet.  
☐ Some lots have or will have fill in excess of two feet.  
☐ All lots have or will have fill in excess of two feet.

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**13. NOT APPLICABLE TO RE 628**

**14. WATER SUPPLIER**

*(If WELLS, answer NA to questions 14A-14D and go on to 14E.)*

A. State name and address of water supplier:

SUPPLIER NAME
ADDRESS

B. Water supplier:

1) Is water supplier one of the following? ..... ☐ Yes ☐ No  
*(If yes, check appropriate box.)*

- |   |  |   |
|---|--|---|
| <input type="checkbox"/> municipality               | <input type="checkbox"/> county water district | <input type="checkbox"/> irrigation district  |
| <input type="checkbox"/> community service district |  | <input type="checkbox"/> state water district |

2) Is water supplier a mutual water company? ..... ☐ Yes ☐ No

a) If YES, was the mutual water company formed prior to January 1, 1998? ..... ☐ Yes ☐ No ☐ NA

(1) If YES, submit either a copy of the current permit to issue shares granted by the Department of Corporations or all of the items under (2) below.

(2) If NO, submit all of the following:

- Executed RE 699B (Mutual Water Company Certification);
- A copy of the certificate of the Director of Public Health as required by Sections 116300 to 116385 of the Health and Safety Code;
- A copy of the statement signed either by the engineer who prepared the engineer's report pursuant to Section 14312(a)(7) of the Corporations Code or a person employed or acting on behalf of the public agency or other independent qualified person, that the water supply and distribution system has been examined and tested and operates in accordance with the design standards of Chapter 2, Part 7 of Division 3, Title 1 of the Corporations Code; and
- Evidence of completion of the water supply and distribution system which will serve all lots to be covered by the public report.

b) Will purchaser have to pay to acquire shares? ..... ☐ Yes ☐ No ☐ NA

If YES, state an estimate of the total per lot cost to secure water service: ..... \$ \_\_\_\_\_

3) Is water supplier a public utility? ..... ☐ Yes ☐ No

a) If YES, is it one of the exempt suppliers listed here? ..... ☐ Yes ☐ No ☐ NA

American Water Co.	San Gabriel Valley Water Co.
California American Water Co.	San Jose Water Co.
California Water Service Co.	Santa Clarita Water Co.
Del Este Water Co.	Southern California Water Co. *
Dominguez Water Co.	Suburban Water Systems
Great Oaks Water Co.	

\* Except for California Cities Water Company in the Los Osos District.

If NO, *submit* confirmation of PUC approval. See SPRAG for details.

C. Have water lines been, or will they be, installed by the subdivider? ..... ☐ Yes ☐ No ☐ NA

1) Was a master geographic letter in effect at the time the subdivision map was conditionally approved by the city or county which covered installation of water lines? ☐ Yes ☐ No ☐ NA

a) If NO, *submit* a letter from the water supplier including:

(1) A statement that financial arrangements for installation of water lines have been made.

(2) Ample water for *normal* use and fire protection (if any) will be available.

(3) Water will be furnished on demand, without exception, to each and every lot, OR, if there are exceptions, *list* the lots excepted and the reason(s) for the exceptions.

(4) Water is potable.

b) If YES, did the master geographic letter indicate that domestic water to be served to residents in this subdivision is potable, and there is ample water for normal use to serve each and every lot on demand and for fire protection? ..... ☐ Yes ☐ No ☐ NA

(1) If NO, submit a letter from the water supplier including the information in 14C1(a)(2), (3) and (4).

c) *State* approximate date water system is expected to be completed. .... (date)

d) Will lot purchaser have to pay for installation of service to dwelling? ..... ☐ Yes ☐ No ☐ NA

If YES, *state* approximate cost. .... \$ .....

D. Will the purchaser have to pay for installation of water lines? ..... ☐ Yes ☐ No ☐ NA

If YES, *submit* a letter from the water supplier indicating:

1) It will supply water to this subdivision.

2) Approximate present cost to install water lines from nearest water main to farthest lot to be included in the offering.

3) Ample water for NORMAL household use and fire protection (if any) is available.

4) Water will be furnished on demand, without exception, to each and every lot.

5) Water is potable.

E. Will the purchaser have to drill a well? ..... ☐ Yes ☐ No

If YES, comply with 1, 2 and 3 below:

1) *Submit* the following:

- a) A letter from a California licensed well driller giving estimated cost for drilling and casing a well, cost of pressure pump and system and any required conditioning equipment; and depth at which water may be found.
- b) A letter from local health authority stating that individual wells will be permitted; the type of sewage disposal system permissible with wells on the size of lot proposed; and that the water is potable.

2) Is a geologist's report as to availability of underground water required by local authorities? ..... ☐ Yes ☐ No ☐ NA

If YES, *submit* report. Upon review of your file, the Department may require a geologist's report even if one is not required by local authorities.

3) Are there any special requirements or conditions imposed by local city/county authorities for the installation of individual wells? ..... ☐ Yes ☐ No ☐ NA

If YES, *submit* a statement or notice from the local authority citing the special requirements or conditions.

*Note:* Subdivider should check with the local authorities to determine if there is a requirement that a well must be installed on each lot at the subdivider's expense prior to closing the escrow or, alternatively, that a statement from the purchaser must be obtained waiving installation of the well as a condition of sale. If the subdivider must/will install a well on each lot and the offering is vacant lots, submit exhibit 14E(1)(b) and verification of installation or pertinent escrow instructions.

## 15. SERVICES AND SCHOOLS

A. Complete the following information regarding utilities:

GAS COMPANY	
CITY	TELEPHONE NUMBER
ELECTRIC COMPANY	
CITY	TELEPHONE NUMBER
TELEPHONE COMPANY	
CITY	TELEPHONE NUMBER

B. Will the subdivider extend the above-listed gas, electric and telephone lines to the project?  
(*Note: If utility supplier lines are already adjacent to the project, mark NA.*)

- 1) Gas ☐ Yes ☐ No ☐ NA
- 2) Electric ☐ Yes ☐ No ☐ NA
- 3) Telephone ☐ Yes ☐ No ☐ NA

For each YES answer to 1, 2 or 3, *submit* evidence of financial arrangements for extension/ installation.

C. Will the purchaser have to pay the cost for installation and/or extension of utility service from the suppliers named above, other than a normal connection charge?

- |              |                              |                             |                             |
|--------------|------------------------------|-----------------------------|-----------------------------|
| 1) Gas       | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> NA |
| 2) Electric  | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> NA |
| 3) Telephone | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> NA |

If YES, to 15C 1, 2 or 3 above, *submit* a letter from the appropriate utility company estimating the cost to purchaser of bringing lines to the farthest lot in the tract, and stating distance of free extension and extension cost per foot.

D. Has a statement been approved by the school district (*one for each school district serving the subdivision*) that shows the location of every school serving the subdivision? ..... ☐ Yes ☐ No

If YES, submit statement(s).

If NO, submit documentation that a statement to that effect was asked of the governing body of the school district and a copy of the letter requesting this information.

## 16. OFF-SITE IMPROVEMENTS

A. List the off-site improvements which the subdivider is/was required to construct for this subdivision, such as streets, drainage, cable television, etc. If none, so state.

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B. Will off-site improvements be covered by an agreement with the local governing body secured by a bond, cash deposit or instrument of credit? ..... ☐ Yes ☐ No ☐ NA

*Note:* If the city or county has a current master geographic letter (MGL) on file with the Department of Real Estate which *specifically* covers each improvement listed above, check NA.

1) If YES, *submit* the agreement(s) and copy of the bond(s), instrument(s) of credit, or evidence(s) of cash deposit.

2) If NO, *submit* evidence that adequate financial arrangements have been made for all off-site improvements included in the offering or *submit* evidence of completion.

C. *State* the amount of indebtedness, if any, which is a lien upon the subdivision or any part thereof under provisions of Section 66499(a)(4) of Government Code (Map Act), and which was incurred to pay for the construction of any off-site improvements. .... \$ \_\_\_\_\_

## 17. FLOOD AND DRAINAGE

A. Is this project covered by a current Master Geographic Letter (RE 665), containing a flood clause, on file with the DRE? ..... ☐ Yes ☐ No

If NO, *submit* a report on flood and drainage conditions from the local flood control agency or a similar authority.

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*Note:* If the local flood agency will not issue a report until after final map approval, *submit* a statement to that effect, signed by the subdivider, and tabbed as 17A. Then *submit* the report as soon as it is available (prior to issuance of the final public report).

B. Is the project located within the San Joaquin and/or Sacramento Drainage Districts? ... ☐ Yes ☐ No

If YES, *submit* evidence that the property does not lie within the areas covered by floodway or flood plain maps of the Reclamation Board.

C. Were you required to secure an approved application from the Reclamation Board for work within or near the channel of any stream or other areas subject to flooding? ..... ☐ Yes ☐ No ☐ NA

## 18. TAXES, SPECIAL DISTRICTS AND SPECIAL ASSESSMENT DISTRICTS

### A. Taxes

1) What is the tax area code for this subdivision? ..... \_\_\_\_\_

2) What is the total tax rate for this subdivision (use the most recent tax rate information available)? ..... \$ \_\_\_\_\_

3) List the tax year. .... \_\_\_\_\_

B. Does this project lie within a landscape lighting district (LLD) or a county service area (CSA)? ..... ☐ Yes ☐ No

1) If YES, name and describe the function of the LLD or CSA.

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2) Name the administrating agency of this district.

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3) What is the assessment for the current tax year? ..... \$ \_\_\_\_\_

What is the anticipated assessment if not currently assessed? ..... \$ \_\_\_\_\_

4) Does this district or agency have authorized but unissued bonds? ..... ☐ Yes ☐ No

If YES, submit RE 624C.

C. 1) Does the project lie within a community facilities district? ..... ☐ Yes ☐ No

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2) If YES, name the district(s) or if district not yet formed, complete RE 624C.

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D. 1) Does this project lie within a special district or special assessment district? ..... ☐ Yes ☐ No

2) If YES, name and describe function of the district.

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3) If D(1) was answered YES, does this district have any authorized but unissued bonds? ☐ Yes ☐ No ☐ NA

If YES, submit RE 624C.

What is the current per lot/unit assessment for the district(s)? ..... \$ \_\_\_\_\_

List the tax year. ....

## 19. STREETS, COMPLETION AND MAINTENANCE

A. Describe the roads within (interior) and to (access) the subdivision with some specificity (e.g. gravel, bladed, county standard asphalt, decomposed granite, etc.) also describe any special conditions (e.g. road maintenance agreement, not improved to county maintenance standard, not regularly snow-plowed in winter, subject to flooding in rainy season, etc.).

Access: \_\_\_\_\_

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Interior: \_\_\_\_\_

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B. Are all streets (including driveways or easements which provide access) to the subdivision maintained by a public agency (city, county, etc.)? ..... ☐ Yes ☐ No

C. Are all streets (including driveways or easements which provide access) to the individual lots within the subdivision maintained by a public agency (city, county, etc.)? ..... ☐ Yes ☐ No

D. Are there streets and/or driveways providing access to lots in or to the subdivision which are not publicly maintained? ..... ☐ Yes ☐ No

If YES, *submit* a registered civil engineer's letter stating the total number of linear feet of streets to be privately maintained, the annual cost per linear foot to maintain, the per lot annual maintenance obligation and the information requested in 19A.



E. Will all streets and/or private driveways providing access to lots be fully improved at the time of final map approval? ..... ☐ Yes ☐ No

If NO, is there a master geographic letter on file which includes financial assurances for street and/or private driveway completion? ..... ☐ Yes ☐ No ☐ NA

1) If NO, *submit* evidence of adequate financial arrangements to assure completion of streets and/or private driveways providing access to lots.

## \*20. PURCHASE MONEY HANDLING

A. Is there a blanket encumbrance now or will there be at the time of sale or lease? ..... ☐ Yes ☐ No

B. Will all money of purchaser, lessee or contract vendee be impounded in a neutral escrow or trust account, (see NOTE below), until proper releases are obtained from all blanket encumbrances, if any, and until legal title, or leasehold interest, as applicable, is conveyed to the purchaser, lessee or vendee [Section 11013.2(a) or 11013.4(a) of the Business and Professions Code]? (Check code section.) ..... ☐ Yes ☐ No  
☐ §11013.2a  
☐ §11013.4a

1) If YES, list where purchase money will be impounded.

NAME		
ADDRESS (POST OFFICE BOX IS NOT ACCEPTABLE)		
CITY	STATE	ZIP CODE

*Note:* A trust account may only be used if there is no blanket encumbrance. It may *not* be used as compliance with Section 11013.2(a) Business and Professions Code.

2) If NO, will a bond (RE 600), blanket bond (RE 600A), letter of credit (RE 600J) or set-aside (RE 600I) covering multiple projects be submitted (or has one been submitted) to the State of California pursuant to Section 11013.2(c) [*bond*], 11013.2(d) [*letter of credit, set-aside*], 11013.4(b) [*bond*], or 11013.4(f) [*letter of credit, set-aside*] of the Business and Professions Code? (Check code section.) ..... ☐ Yes ☐ No ☐ NA  
☐ §11013.2c  
☐ §11013.2d  
☐ §11013.4b  
☐ §11013.4f

*Note:* All purchase money received under the authority of a conditional public report must be placed in a neutral escrow depository per Section 11013.2a or 11013.4a. Refer to question 4 for identification of the escrow depository to be used under a conditional public report.

*Note:* Mark NA and check the code section, if (RE 600A) bond, letter of credit or set-aside is already on file.

a) If YES, *submit* original of security and instructions to depository (RE 600H).

If RE 600A (bond), RE 600I (set-aside letter), or RE 600J (letter of credit) is on file, complete the following:

SECURITY NUMBER	AMOUNT	TYPE (CHECK ONE)
		<input type="checkbox"/> RE 600A
		<input type="checkbox"/> RE 600I
		<input type="checkbox"/> RE 600J
PRINCIPAL		
ISSUER		

- b) Will funds received in excess of the security be impounded in a neutral escrow or trust account, pursuant to Section 11013.2(a) or 11013.4(a) of the Business and Professions Code? (Check code section.) ..... ☐ Yes ☐ No ☐ NA  
☐ §11013.2a  
☐ §11013.4a

(1) If YES, complete the following information.

NAME		CHECK ONE
ADDRESS (POST OFFICE BOX IS NOT ACCEPTABLE)		<input type="checkbox"/> ESCROW
CITY	STATE	<input type="checkbox"/> TRUST ACCOUNT
		ZIP CODE

- (2) If NO, is some other arrangement proposed? (Check code section) ..... ☐ Yes ☐ No ☐ NA  
☐ §11013.2c  
☐ §11013.2d  
☐ §11013.4b  
☐ §11013.4f

If YES, explain fully on a separate sheet.

- C. Does the owner, subdivider or agent have an interest equal to, or greater than, 5% ownership in the entity shown in 20B(1) or (2) above? ..... ☐ Yes ☐ No

If YES, see SPRAG regarding Section 2995 of the Civil Code.

## \*21. REAL PROPERTY SALES CONTRACTS

- A. Do you intend to use real property sales contracts with installment payments (also known as contracts of sale or land contracts), other than Cal-Vet loans? ..... ☐ Yes ☐ No

If YES, see SPRAG for details and submit sample documents.

## 22. EVIDENCE OF ENVIRONMENTAL IMPACT EVALUATION BY LOCAL GOVERNMENT

- A. Is this project a conversion of existing structures? ..... ☐ Yes ☐ No
- 1) If NO, has a final environmental impact report (EIR) been issued? ..... ☐ Yes ☐ No ☐ NA
- a) If YES, *submit* the notice of determination, *and* the summary or findings section of the final environmental impact report *and*, if any, the statement of overriding considerations.
- b) If NO, *submit* the notice of determination *and* the summary or findings section of the draft EIR *or* a copy of the negative declaration *or* other evidence of filing of a negative declaration *or* a statement from the lead agency that the project is *exempt* from California Environmental Quality Act (CEQA). In any event, evidence of CEQA compliance is required prior to issuance of the public report. (Check NA if the subdivision map was recorded prior to the enactment of CEQA in 1970.

## \*23. SAMPLE DEPOSIT RECEIPT/AGREEMENT TO PURCHASE

- A. *Submit* a copy of the purchase agreement (deposit receipt) to be used, *completed in sample form*, to show the substance of a typical transaction (must be in compliance with Regulation 2791 and applicable sections of the Civil Code), *signed* by the subdivider to affirm that all purchase agreements will conform to the sample. If the purchase agreement is pre-approved, submit the approval letter with the agreement.

If a conditional public report will be issued the sales agreement must provide for the return of the entire sum of money paid or advanced by the purchaser if the final subdivision public report has not been issued within six months of the issuance date of the conditional public report or the purchaser is dissatisfied with the final public report because of a change pursuant to Section 11012. In addition, purchase money received under the authority of a conditional public report must be placed in a neutral escrow depository per Section 11013.2a or 11013.4a.

See SPRAG for details.

## 24. FINANCING

- A. Will the buyer be offered financing by *other than* a state- or federally-regulated lender? ☐ Yes ☐ No

If YES, *submit* exemplar promissory note(s) and deed(s) of trust *completed in sample form*.

*Note:* Entities licensed by the Department of Real Estate do not qualify as “state regulated lenders” for purposes of this question.

- B. Will you be offering loans with balloon payments, subsidized interest and loan payments, “creative financing” plans, equity sharing plans, any type of “affordable housing” financing or other similar financial programs? ..... ☐ Yes ☐ No

If YES, *submit* all details along with documents (including fact sheets, if any, for approval) which will be used.

- C. Are sales in this subdivision subject to the requirements of Sections 2957 or 2963 of the Civil Code? ..... ☐ Yes ☐ No

See SPRAG for information concerning “arranger of credit” obligations.

## \*25. SAMPLE GRANT DEED

- A. Will you be offering only leasehold estates? ..... ☐ Yes ☐ No

If NO, *submit* a copy of the proposed grant deed *completed in sample form*.

See SPRAG for details.

## \*26. LEASING/RENTING

- A. Is it your present intention to rent any interests in this subdivision? ..... ☐ Yes ☐ No

If YES, approximately how many interests do you intend to rent, rather than to sell? ... \_\_\_\_\_

- B. Will the subdivider be offering lease options or leasehold estates for terms of one year or longer? ..... ☐ Yes ☐ No

If YES, *submit* proposed copies of the lease and/or lease option *completed in sample form*, and, if known, indicate the approximate number of interests to be leased. .... \_\_\_\_\_

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**\*27. SUBDIVISION MAP**

- A. Are you submitting a recorded subdivision map or waiver at this time? ..... ☐ Yes ☐ No

If NO, *submit* a tentative subdivision map and *submit* evidence of tentative map approval.

A recorded map or waiver must be submitted before a final public report can be issued.

- B. Is there additional information pertinent to this subdivision filed or recorded in the city or county which is not fully set forth on the recorded map, i.e., a “separate document” or “additional map sheet” pursuant to Government Code §66434.2? ..... ☐ Yes ☐ No

If YES, submit a complete set of copies of any and all such “separate documents” or “additional map sheet”.

- C. Is this a vacant lot offering? ..... ☐ Yes ☐ No

- 1) If YES, will any special fees be charged to the lot purchaser when said purchaser obtains a building permit or prior to occupancy for school impact, sewer, water, drainage, traffic mitigation, park, street tree, transportation improvement, fire and/or police department impact, etc.? ..... ☐ Yes ☐ No ☐ NA

- 2) If YES, will there be any special building requirements imposed upon a purchaser due to any existing hazards or unusual uses on or near the property or due to any natural hazard area? ..... ☐ Yes ☐ No

If YES, describe.

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- D. If this is a vacant lot offering, will purchasers be required as a condition of purchase to enter into an agreement with the subdivider to build his/her residential dwelling? ..... ☐ Yes ☐ No ☐ NA

If YES, submit a copy of the agreement together with a detailed explanation of the program.

**28–38. NOT APPLICABLE TO RE 628.****\*39. ESCROW INSTRUCTIONS**

- A. Submit a copy of escrow instructions, *completed in sample form*, to show the substance of a typical transaction. If a conditional public report is to be issued, include information from item 1(a) and 1(b) below or an additional copy of escrow instructions must be submitted containing additional provisions referred to in item 1(a) and 1(b). In addition to any other applicable provisions, escrow instructions must include the following:

- 1) Escrow instructions must provide for return of all purchase funds to non-defaulting buyers in the event escrows are not closed on a reasonable date, e.g., three months, six months, nine months up to a maximum of one year, which amount of time must be specified in the instructions.

- a) If a conditional public report will be issued, also provide for the return of the entire sum of money advanced by the purchaser if a final subdivision public report has not been issued within six months of the date of issuance of the conditional public report or the purchaser is dissatisfied with the public report because of a change pursuant to Section 11012.
  - b) If a conditional public report will be issued, also provide that no escrow will close, funds will not be released from escrow, and the interest contracted for will not be conveyed until a current final public report for the subdivision is furnished to the purchaser.
- 2) In addition, they shall provide that the escrow is not to be closed and funds are not to be released from impound until title has been conveyed to the purchaser of a lot or parcel, free and clear of any blanket encumbrance [except for funds covered by any purchase money security posted pursuant to Section 11013.2(c), 11013.2(d), 11013.4(b) or 11013.4(f) of the Business and Professions Code].
  - 3) Escrow instructions must be signed with original signatures (not photocopies) of the escrow officer or his designee and the subdivider verifying that all escrow instructions will conform to the sample.

B. Will the closing of the first sales escrow be conditioned in any way upon the sale of a stated percentage (presale) of the lots in the project? ..... ☐ Yes ☐ No

If YES, *describe*: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**40–45. NOT APPLICABLE TO RE 628.**

**\*46. EXISTING COVENANTS, CONDITIONS AND RESTRICTIONS (CC&Rs)**

A. Are there presently any recorded CC&Rs? ..... ☐ Yes ☐ No

If YES, submit a copy of *all* existing restrictions bearing evidence of recordation.

**\*47. COVENANTS, CONDITIONS AND RESTRICTIONS (CC&Rs)**

A. Will there be CC&Rs for this project? ..... ☐ Yes ☐ No

If YES, *submit* a copy of the CC&Rs to be used for this project. ***Do not record the CC&Rs until after DRE's review and approval of the proposed CC&Rs.***

**48. SUBORDINATION**

A. Will lots/units be subject to any monetary encumbrance(s), recorded prior to the final recorded CC&Rs, that will remain on the subdivision after the closing of the first escrow? ☐ Yes ☐ No

If YES, *submit* proposed subordination document. See SPRAG for acceptable methods.

**49–51. NOT APPLICABLE TO RE 628.**

*I/We hereby certify under penalty of perjury that the information contained in Parts II and III of this form constitutes my/our Notice of Intention to sell or lease subdivision lands, and that the information, together with any documents submitted herewith are full, true, complete and correct; and that I/we am/are the owner(s) of the lots, or parcels herein described, or will be the owner(s) at the time lots or parcels, improved or otherwise, are offered for sale or lease to the general public – or that I am the agent authorized by such person(s) to complete this statement.*

- Note:**
- Certification signed outside the State of California must be acknowledged by a Notary Public.
  - Prior to signing, review all answers submitted. Errors or omissions must be corrected and initialed by the subdivider(s).
  - If the subdivider is a corporation, limited liability company (LLC), partnership, etc., the individual(s) signing the certification must stipulate the capacity (e.g., president, manager, general partner, etc.) of the signer and an authorization to sign (e.g., a corporate resolution, LLC statement, partnership statement, etc.) must be submitted.
  - If an agent will be submitting documents to Department of Real Estate on behalf of the subdivider, the subdivider must provide written authorization to that effect.

SIGNATURE OF SUBDIVIDER ➤		DATE
PRINTED NAME OF SUBDIVIDER	CAPACITY	
NAME OF CORPORATION, LLC, PARTNERSHIP, ETC.		
SIGNATURE OF SUBDIVIDER ➤		DATE
PRINTED NAME OF SUBDIVIDER	CAPACITY	
NAME OF CORPORATION, LLC, PARTNERSHIP, ETC.		
BUSINESS ADDRESS		
CITY OR TOWN	COUNTY	STATE